

City of Alexandria Development Fact Sheet

Old Town / King Street Retail Strategy

116 S. Henry Street

DSUP2019-0033

PROJECT DESCRIPTION

A Development Special Use Permit (DSUP) has been requested to construct three buildings on the city parking lot: a four-story multi-family building facing S. Henry Street, a four-story townhouse-style building facing S. Patrick Street and an automated garage structure in the interior of the site that can house up to 142 vehicles. A total of 19 residential units will be located on the Henry Street property.

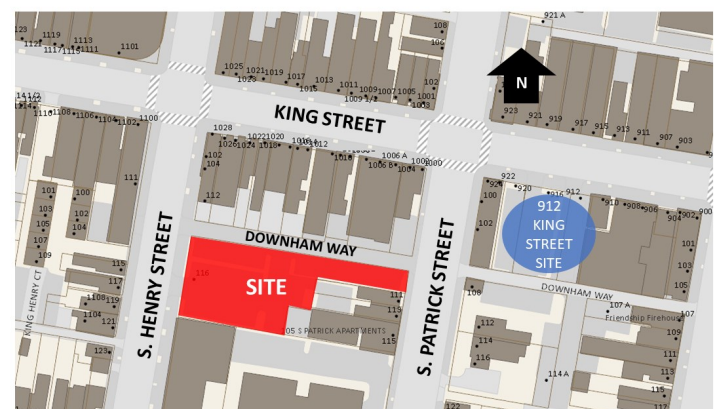
The irregular shaped site faces S. Henry and S. Patrick Streets and an alley, Downham Way. The property is under contract for redevelopment from Galena Properties after an RFP process.

- The proposal features a 22-foot-wide public alley to provide vehicular and pedestrian access through the site with residential units facing Henry and Patrick Streets with rooftop open space
- The ground floor of Henry Street will feature flexible units that can serve as small business spaces or residential units
- Public and parking spaces for the Henry Street and associated King Street project
- The project is located within the Old and Historic Alexandria District and subject to review by the BAR



KEY ISSUES

- > Scale, massing and relation of the proposed building to the adjacent blockfaces
- > Compatible design and ground floor activity
- > Activation of Downham Way for both cars and pedestrians



Updated March 2020

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Site Address: 116 S. Henry Street		Lot Area: 0.35 acres (15,332 SF)
Zone: CD (Commercial Downtown) Small Area Plan: Old Town / King Street Retail Strategy		Current Use(s): Parking lot Proposed Use(s): Multifamily residential and retail, structured parking
	Permitted/Required	Proposed
FAR	2.5 with SUP Including up to 1.25 FAR for multifamily residential	1.59 total Including 1.25 for residential
Parking	17 spaces minimum	Automated parking structure for 142 spaces (includes existing parking lots and parking for 912 King Street project)
Open Space	40%	20% with ground level and rooftop
Height	50 feet	50 feet
Requested Zoning Modifications and Special Use Permits (SUPs):		
1. DSUP for automated parking structure		
2. SUP for parking in excess of 20 vehicles		
3. SUP to increase the number of dwelling units per acre		
4. Modification to canopy coverage requirement		
5. Modification to open space requirement		

PROJECT TIMELINE

- > **Spring 2020.** BAR Concept Review.
- > **April 2020.** Second Completeness review pending.
- > **September 2020.** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

Project Planner

Stephanie Sample

Phone

703.746.4666

Email

stephanie.sample@alexandriava.gov

City of Alexandria

Department of Planning and Zoning
Development Division

301 King Street, Room 2000

Alexandria, Va. 22314

alexandriava.gov/development



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